**IN THE HIGH COURT OF JUDICATURE, ANDHRA PRADESH**
**AT HYDERABAD**

(Special Original Jurisdiction)

MONDAY, THE SIXTH DAY OF JUNE TWO THOUSAND AND FIVE

PRESENT

**THE HON'BLE MR. JUSTICE V.V.S.RAO**

-

**WRIT PETITION No.10797 of 2004**

Between:

1. P. Sattar Peera Basheerun S/o. Modeen Peera
   H.No.5/115 ( Assesment No.763), Duvvuru Village,

Duvvuru Mandal, Kadapa District.
2. P. Mahabubpeera S/o. Modeen Peera,
   H.No.5/114 (Assessment No.762), Duvvuru Village,

Duvvuru Mandal, Kadapa District.

**..... PETITIONERS**

AND

1. The Superintending Engineer, R&B, Ongole, Prakasam District.
2. The Executive Engineer, R&B, Kadapa, Kadapa District.
3. The Deputy Executive Engineer, R&B, Kadapa, Kadapa District.
4. The Mandal Revenue Officer, Duvvuru Mandal, Kadapa District.

**.....RESPONDENTS**

Petition under Article 226 of the Constitution of India praying that in the circumstances stated in the Affidavit filed herein the High Court may be pleased to issue a writ of Mandamus or any other appropriate Writ, Order or direction directing the respondents not to demolish the houses bearing Door. Nos. 5/115 (Assessment No.763), and H.No.5/114 (Assessment No. 762), belonging to the petitioners situate in Duvvuru Village, Duvvuru Mandal, Kadapa District by declaring the action of the Respondents in demolishing the structures without following due process of law as arbitrary, illegal and unconstitutional.

**Counsel for the Petitioners: MR.T.NAGARJUNA REDDY**

**Counsel for the Respondent Nos.1 to 4: GP FOR TRANSPORT, ROADS &**

**BUILDINGS**

**The Court made the following:**

ORDER:

Though the interlocutory application is being listed, the matter was heard finally and the writ petition is being disposed of.

The petitioners allege that they are the owners of the houses bearing Nos.5/115 (Assessment No.763) and 5/114 (Assessment No.762) situated at Duvvuru Village and Mandal, Kadapa District. They filed this writ petition alleging that on 20.6.2004 the respondents and their staff came to the locality and marked to demolish the structures belonging to the petitioners for the purpose of widening the road. Therefore, the petitioners submit that any such action without due process of law under the provisions of the A.P. Municipalities Act, 1965 or the Land Acquisition Act, 1894 or other laws is arbitrary and illegal.

In **P.Lakshmana Rao v. Executive Officer,** a Division Bench of this Court issued directions to be followed by Municipal authorities, Panchayat authorities and Revenue authorities for acquiring the land for public purpose. Having regard to the decision of the Division Bench, I have considered similar issue in a number of writ petitions and culled out various principles of law to be followed by the Government while acquiring/utilizing the private land for road widening. The principles were reiterated by my learned brother, Sri Justice B.Sudershan Reddy in **M.Madhavi Latha v. Rajendranagar Municipality**. The principles laid down by the Division Bench are as follows.

> (1) Where a property is required for public purpose viz., widening of roads or for any other purpose, the authorities straightaway cannot take law into their hands and jump into the premises, dispossess or evict the occupants or demolish the property.
>
> (2) If the authorities concerned want to take action for eviction/dispossession of the occupants or demolition, they shall issue 60 days' prior notice notifying as to the nature of the property, the property to whom it belongs and the proposed action calling for explanation/objections, if any, from the occupants. On receipt of such objections, if there is any objection as to the ownership of the property, the authorities should determine the extent of encroachment or unauthorised occupation and also determine whether the property in question belongs to Government/any other local self Government or authority or the occupants and pass appropriate orders within three months from the date of receipt of the objections, after affording an opportunity of being heard to the occupants.
>
> (3) In case where demolition of private property has already been made, the authorities shall determine the damages on the basis of the assessment to be made by the Engineer of the Roads and Buildings Department and disburse the amount of damages quantified forthwith.
>
> (4) If the demolition is in respect of local bodies' Government property, the question of damages does not arise. In such an event, the

occupant shall be entitled to remove the material used for the construction.

(5) In case of demolition of private property, the authorities concerned shall determine the loss caused to the occupants on the basis of the assessment to be made by the Engineer of R&B Department and on such assessment of damages, the concerned authorities shall take appropriate steps to disburse the amount quantified forthwith.

(6) If there is any claim for grant/assessment of the property, the concerned authorities shall consider the same in accordance with law taking into consideration the eligibility and the entitlement of occupants, after making enquiry and till such claim is decided, there shall be status quo obtaining as on today regarding the structures.

The writ petition is disposed of as above directing maintenance of status quo as on today. No costs.

_____

**(V.V.S.RAO, J)**

06.6.2005

YS

To

1. The Superintending Engineer, R&B, Ongole, Prakasam District.
2. The Executive Engineer, R&B, Kadapa, Kadapa District.
3. The Deputy Executive Engineer, R&B, Kadapa, Kadapa District.
4. The Mandal Revenue Officer, Duvvuru Mandal, Kadapa District.

5. Two C.C.s to the Government Pleader for Transport, Roads &

Buildings, High Court Buildings, Hyderabad.

6. Two C.D.Copies.